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February 25, 1982

SUMMARY

NEIGHBORHOOD COMMERCIAL REZONING STUDY

The Neighborhood Commercial Rezoning Study report (February 1982), describes the proposal to update the current zoning standards for San Francisco's neighborhood commercial districts.

Zoning provisions currently in effect for San Francisco's neighborhood commercial districts were adopted by the Board of Supervisors in 1960 based on studies made by the Department of City Planning during the 1950s.

Land use patterns and the amount of land needed for various activities have changed during the last 20 years. These changes in land use necessitate a re-examination of existing zoning provisions. The urgency to comprehensively revise the Code is underscored by several proposed zoning reclassifications, the special use districts and various moratoria now in existence, as well as the number of individual projects requiring City Planning Commission review.

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REFERENCE BOOK

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Zoning provisions currently in effect for San Francisco's neighborhood commercial districts were adopted by the Board of Supervisors in 1960 based on studies made by the Department of City Planning during the 1950s.

Land use patterns and the amount of land needed for various activities have changed during the last 20 years. These changes in land use necessitate a re-examination of existing zoning provisions. The urgency to comprehensively revise the Code is underscored by several proposed zoning reclassifications, the special use districts and various moratoria now in existence, as well as the number of individual projects requiring City Planning Commission review.

The proposal would replace the existing C-1, C-2, RC, CM and Special Use Districts with a new citywide zoning framework which would have the flexibility to address the needs of each neighborhood commercial district through the application of controls tailored to these districts.

This report illustrates different controls that would be available to each commercial district. Listed for each zoning category (such as parking, rear yard standards, upper story commercial uses, location of banks and savings and loans) are several control alternatives. At a later date, after public review of this report, controls best suited to individual districts would be selected from these lists of control alternatives and recommended to the City Planning Commission.

This report recommends that an abbreviated conditional use review process be instituted to facilitate permit processing in the neighborhood commercial districts. For the uses assigned this abbreviated procedure, a determination would be made by the Zoning Administrator subject to an appeal to the City Planning Commission. This would be used in a number of situations in place of the full conditional use process which requires a mandatory Commission appearance and usually takes a substantially longer time to complete.

For example, alternatives for the rear yard requirement of "25% of lot area or at least 15 feet" would be: 1) rear yard required at all levels; 2) rear yard required at grade level unless used for enclosed residential parking; required at second story and above; 3) rear yard required at grade level unless used for unenclosed residential parking; rear yard required at second story and above; 4) rear yard required at second story or at lowest floor occupied as a dwelling unit and above; and 5) rear yard required at lowest floor occupied as a dwelling unit and above. The alternative which would be applied to a specific street would depend on the characteristics of that street and its surroundings.

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The alternatives for financial offices would be: 1) not permitted; 2) conditional (abbreviated procedure); and 3) permitted.

For example, on "A" Street, a hypothetical street with mixed residential-commercial development, partial lot coverage (75%), and rear yards abutting residential properties, rear yard alternative 2 ("provided at grade level unless used for enclosed residential parking; required at second story and above") would be appropriate. At the same time, "A" Street might have a large concentration of financial offices and require financial office alternative 2 ("conditional (abbreviated procedure)").

A second street, "B" Street, could have quite different development patterns, having full lot coverage without nearby residential uses. For this street, rear yard alternative 5 ("required at lowest floor occupied as a dwelling unit and above") would be appropriate. However, "B" Street might also show a large concentration of financial offices and require the same abbreviated conditional review process for financial offices as "A" Street.

Table 1, on the following page, is a sample application of these controls for all zoning categories for two hypothetical neighborhood commercial districts. Table 2, on page 5, is a complete listing of the zoning categories and the range of control alternatives.

The complete Neighborhood Commercial Rezoning Report is available for public review at the Department of City Planning Zoning Counter, 100 Larkin Street; the new Plans and Programs Division office at 450 McAllister, Fourth Floor; and at all city branch libraries during regular business hours.

For further information, please call 558-2101 and ask to speak with the Neighborhood Commercial Rezoning Study staff.

D REF 711.5522 Sa52ns

San Francisco (Calif.).
Dept. of City Planning.
Neighborhood commercial
rezoning study :
1982

TABLE 1. SAMPLE APPLICATION OF PROPOSED CONTROLS TO TWO HYPOTHETICAL STREETS

Zoning Categories	A Street	B Street
BUILDING ENVELOPE		
Square Footage per Establishment	Up to 2,500 sq.ft. P 2,500-5,000 sq.ft. C(A) 5,001 + sq.ft. C	Up to 5,000 sq.ft. P 5,001-10,000 sq.ft. C(A) 10,001 + sq.ft. C
Height Standards	40 ft.	40 ft.
Rear Yards (25% of lot depth, but not less than 15 ft.)	Required at grade level unless used for enclosed parking; required at second floor and above.	Required at lowest floor occupied as a dwelling unit and above.
Open Space	Section 135.	Section 135.
Commercial Off-Street Parking	Section 151.	Section 151.
Residential Off-Street Parking	One space per 2 units.	One space per 4 units.
Institutional Off-Street Parking	Section 151.	Section 151.
Freight and Loading	Section 152, with proposed amendments.	Section 152, with proposed amendments.
Drive-up Facilities	NP	C(A)
Building Site & Appearance		
● Awnings	P	P
● Street Trees	Required for all new construction.	Required for all new construction.
Signs	Article 6.	Article 6.
VERTICAL MIX		
	Retail Office Resid.	Retail Office Resid.
Ground Story & Below	<u>P</u> <u>P</u> <u>P</u>	<u>P</u> <u>P</u> <u>P</u>
Second Story	<u>P</u> <u>C(A)</u> <u>P</u>	<u>C(A)</u> <u>P</u> <u>P</u>
Third Story	<u>NP</u> <u>NP</u> <u>P</u>	<u>NP</u> <u>C(A)</u> <u>P</u>
PERMITTED COMMERCIAL USES		
Eating & Drinking Establishments	Up to 20 estab.--P Above 20 estab.--C(A) (20=density threshold)	P
P = Permitted as a Principal Use	C(A) = Conditional (Abbreviated Procedure)	C = Conditional (Regular Procedure)
		NP = Not Permitted

TABLE 1. (Continued)

Zoning Categories	A Street	B Street	
PERMITTED COMMERCIAL USES (Continued)			
Entertainment			
● Movie Theater	P	P	
● Amusement Entertain.	C(A)	P	
● Adult Entertain.	NP	C(A)	
<hr/>			
Assembly	C(A)	P	
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Hotels & Motels	C(A)	P	
<hr/>			
Animal Services	C(A)	P	
<hr/>			
Automotive			
● Gas Only	P	P	
● Gas; Accessory Minor Repair	C(A)	P	
● Parking	C(A)	P	
<hr/>			
Laundering & Dry Cleaning			
● Automatic Laundry	P	P	
● Off-Site Cleaning	P	P	
● On-Site Cleaning	C(A)	P	
<hr/>			
Trade Shops	C(A)	P	
<hr/>			
Other Retail	P	P	
<hr/>			
PERMITTED COMMERCIAL OFFICES			
● Financial Offices	C(A)	P	
● Other Offices	P	P	
<hr/>			
PERMITTED OTHER USES	NP	NP	
<hr/>			
PERMITTED MANUFACTURING & WHOLESALING	NP	NP	
<hr/>			
PERMITTED HOUSING			
Dwelling Density	1 dwelling unit per 600 sq.ft. of lot area.	1 dwelling unit per 400 sq.ft. of lot area.	
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Other Housing	C(A)	P	
<hr/>			
PERMITTED INSTITUTIONS			
● Hospitals	NP	C	
● Schools & Churches	C(A)	C(A)	
<hr/>			
P = Permitted as a Principal Use	C(A) = Conditional (Abbreviated Procedure)	C = Conditional (Regular Procedure)	NP = Not Permitted

TABLE 2. SUMMARY OF PROPOSED CONTROL ALTERNATIVES

Zoning Categories	Control Alternatives
BUILDING ENVELOPE	
Square Footage per Establishment	One of the following: 1) Up to 2,500 sq.ft. P 2,501-5,000 sq.ft. C(A) 5,001+ sq.ft. C 2) Up to 5,000 sq.ft. P 5,001-10,000 sq.ft. C(A) 10,001+ sq.ft. C 3) Up to 10,000 sq.ft. P 10,001-25,000 sq.ft. C(A) 25,001+ sq.ft. C
Height Standards	Generally 40 feet; No substantial changes contemplated.
Rear Yards (25% of lot depth, but not less than 15 ft.)	One of the following: 1) Required at grade level with no exceptions; no obstruction permitted in yard; open to sky. 2) Required at grade level unless used for enclosed residential parking; required second story and above. 3) Required at grade level unless used for unenclosed residential parking; required second story and above. 4) Required at second story or at lowest residential level and above. 5) Required at lowest floor occupied as a dwelling unit and above.
Open Space	Sec. 135; No changes proposed.
Commercial Off-Street Parking	Sec. 151; No changes proposed.
Residential Off-Street Parking	One of the following: 1) One space per unit. 2) One space per 2 units. 3) One space per 3 units. 4) One space per 4 units. 5) No parking up to 2 units. 6) No parking up to 4 units.
Institutional Off-Street Parking	Section 151; No changes proposed.

P = Permitted as a Principal Use C(A) = Conditional (Abbreviated Procedure) C = Conditional (Regular Procedure) NP = Not Permitted

TABLE 2. (Continued)

Zoning Categories	Control Alternatives
BUILDING ENVELOPE (Continued)	
Freight and Loading	Sections 152-155, with proposed amendments.
Building Site and Appearance	
● Rooftop Features	Section 141; as amended.
● Awnings	Always: P, with conditions.
● Gratings, Fire Escapes	Always: P, with conditions.
● Street Trees	Required for all new construction.
● New and Existing Buildings, Landscaped Parking Facilities, and Outdoor Areas	General Guidelines
Drive-Up Facilities	One of the following: 1) NP 2) C(A)
Signs	Article 6; possible changes are under study.

VERTICAL MIX

Individual controls--(P, C(A), C, or NP) would be applied separately to each activity on each level on a street by street basis depending on district needs and conditions. See example below for a sample street.

	Retail	Office	Residential
Ground Story and Below	P	P	P
Second Story	C(A)	P	P
Third Story and Above	NP	C(A)	P

PERMITTED COMMERCIAL USES

Eating and Drinking Establishments One of the following:
1) C(A)
2) Up to density threshold: P
Above density threshold: C(A)
3) P

Entertainment

● Movie Theater One of the following:
1) C(A)
2) P

P = Permitted as a Principal Use C(A) = Conditional (Abbreviated Procedure) C = Conditional (Regular Procedure) NP = Not Permitted

TABLE 2. (Continued)

Zoning Categories	Control Alternatives
PERMITTED COMMERCIAL USES (Continued)	
Entertainment (Continued)	
<ul style="list-style-type: none"> ● Amusement Entertainment (Night Club, Dance Hall, Place of Entertainment, Recreation Building, Amusement Game Hall, or Establishment with more than 3 amusement devices) 	One of the following: 1) NP 2) C(A) 3) P
<ul style="list-style-type: none"> ● Adult Entertainment (Not less than 1,000 ft. from any other entertainment establishment) 	One of the following: 1) NP 2) C(A) 3) P
Assembly	One of the following: 1) C(A) 2) P
Hotels and Motels	One of the following: 1) NP 2) C(A) 3) P
Animal Services	
<ul style="list-style-type: none"> ● Retail or Clinic with limited overnight accommodations 	One of the following: 1) C(A) 2) P
<ul style="list-style-type: none"> ● Hospital 	One of the following: 1) NP 2) C(A)
<ul style="list-style-type: none"> ● Kennel/Stable 	One of the following: 1) NP 2) C(A)
Automotive	
<ul style="list-style-type: none"> ● Gas only ● Gas and Accessory ● Mechanical Repair and Auto Body Repair ● Tire Recapping ● Auto Wash ● Sale, Enclosed ● Sale, Open Lot ● Parking Garage or Lot ● Parcel Delivery 	One of the following applied to each sub-category: 1) NP 2) C(A) 3) P

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 C(A) = Conditional (Abbreviated Procedure)
 C = Conditional (Regular Procedure)
 NP = Not Permitted

TABLE 2. (Continued)

Zoning Categories	Control Alternatives
PERMITTED COMMERCIAL USES (Continued)	
Laundering & Cleaning	
● Automatic	Always: P
● Off-Site Cleaning	Always: P
● On-Site Cleaning	One of the following: 1) C(A) 2) P
<hr/>	
Trade Shops	
o Carpentry, Upholstery, Sign Painting, Repair	One of the following: 2) C(A) 2) P
<hr/>	
Other Retail Sales and Services	Always: P
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PERMITTED OFFICES	
Financial Offices	One of the following: 1) NP 2) C(A) 3) P
<hr/>	
Other Offices	One of the following: 1) C(A) 2) P
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PERMITTED OTHER USES	
● Nursery	One of the following applied to each sub-category: 1) NP 2) C(A) 3) C 4) P
● Truck Gardening	
● Mortuary	
● Public Structure	
● Utility Installation	
● Public Transportation Facility	
● Wireless Transmission Facility	
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PERMITTED WHOLESALING AND MANUFACTURING	
● Household Storage	One of the following: 1) NP 2) C(A) 3) P
● Wholesaling Establishment; Storage Warehouse; Junk Yard	One of the following: 1) NP 2) C(A)

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TABLE 2. (Continued)

Zoning Categories	Control Alternatives		
PERMITTED WHOLESALING AND MANUFACTURING (Continued) <ul style="list-style-type: none"> ● Household Storage ● Light Manufacturing; Light Food Processing; Industrial Research Lab; Battery Manufacturing 	One of the following applied to each sub-category: <ol style="list-style-type: none"> 1) NP 2) C(A) 		
PERMITTED HOUSING			
Dwelling Density	One of the following: <ol style="list-style-type: none"> 1) One unit per 800 sq.ft. of lot area. 2) One unit per 600 sq.ft. of lot area. 3) One unit per 400 sq.ft. of lot area. 4) One unit per 200 sq.ft. of lot area. 		
Other Housing <ul style="list-style-type: none"> ● Group Housing ● Residential Hotel 	One of the following applied to each sub-category: <ol style="list-style-type: none"> 1) NP 2) C(A) 3) P 		
PERMITTED INSTITUTIONS			
<ul style="list-style-type: none"> ● Hospital; Medical Center ● Clinic-Outpatient ● Child-Care Facility; Elementary School ● Secondary & Post-Secondary School ● Church and Philanthropic Society 	One of the following applied to each category: <ol style="list-style-type: none"> 1) NP 2) C(A) 3) C 4) P 		
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